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# Harris & Lee

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South Worle £475,000

- \* Detached Chalet Bungalow
- \* 2 Reception Rooms
- \* Separate 1 Bedroom Annexe
- \* Large Conservatory
- \* 3 Bedrooms
- \* Large Workshop



114 High Street, Worle, BS22 6HD

## 28 Summer Lane North, Worle, Weston-super-Mare, BS22

### Description

A rare opportunity to acquire a flexible and unique detached residence, tucked away at the end of this level 'no through road', and yet ideally positioned for Worle Parkway train station, as well as the Morrisons and Sainsbury's shopping complexes. A two storey, 3 bedroom detached home is complemented by an adjacent one bedroom self contained annexe, which could be perfect for a dependent relative or teenager suite, home and income or perhaps 'Air BnB'. The main dwelling was formally a 4 bedroom home, however, one of the bedrooms has been adapted to provide an en-suite facility to bedroom 1, plus there is now a separate study. An impressive 17' 10" x 14' 10" double glazed conservatory enhances the versatility on offer whilst looking onto the south westerly facing rear garden. Furthermore, there is ample parking courtesy of a block paved driveway and forecourt and many will appreciate the existence of a 18'8" x 15'8" workshop, with power and light, that could be modified into a games room/hobby room or gym if desired. Plenty of options here, hence internal viewing is strongly advised.

### Accommodation

#### Cloakroom

White suite of wash hand basin and low level WC. Obscure window to side.

#### Lounge 20' 5" x 12' 5" (6.22m x 3.78m)

Feature fireplace with inset log burner, TV point, coved ceiling, 2 radiators. Laminate flooring. Dual aspect with large sliding patio doors providing access to rear garden and double glazed bay window to front,

#### Dining Room 11' 11" x 7' 11" (3.63m x 2.41m)

Radiator, coved ceiling. Laminate flooring. Sliding patio door providing access to

#### Conservatory 17' 10" x 14' 10" (5.43m x 4.52m)

Cupboard housing boiler supplying domestic hot water and central heating, power and light, radiator, tiled flooring. Built-in shelving. Double glazed windows to 3 sides and French doors providing access to rear garden,

#### Kitchen/Breakfast Room 11' 10" x 9' 5" (3.60m x 2.87m)

Fitted with a range of wall and base units with roll edge work surface and tiling to splashbacks. Single drainer 1 1/2 bowl sink unit with mixer taps over, recess for gas/electric cooker, plumbing for washing machine and dishwasher. Radiator, inset ceiling spotlights. Double glazed window to side. Opening to Dining Room.

#### Study Area 8' 0" x 3' 7" (2.44m x 1.09m)

Laminate flooring. No natural light.

#### Bedroom 1 14' 0" x 12' 5" (4.26m x 3.78m)

Coved ceiling, radiator. Double glazed bay window to front.

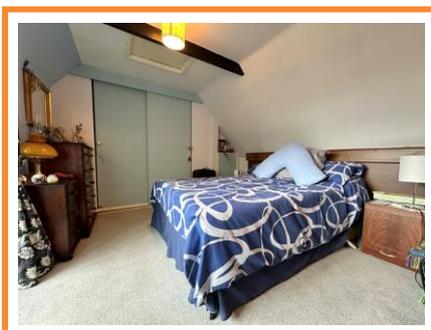
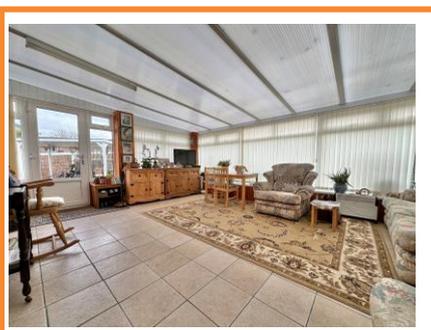


#### En-suite Shower 7' 7" x 4' 10" (2.31m x 1.47m)

White suite of double shower enclosure with electric shower over, Low level WC. Bidet, heated towel rail, inset ceiling lights. Obscure double glazed window.

#### First Floor landing

**Bedroom 2** 16' 9" plus built-in wardrobe with a door to eaves storage x 9' 7" plus double glazed bay window to front.(5.10m x 2.92m) Radiator.



**Bedroom 3** 12' 2" max including built-in wardrobe x 10' 3" max plus built-in wardrobe (3.71m x 3.12m)

Radiator. Double glazed window to side. Built in wardrobe.

**Bathroom** 8' 2" x 5' 7" (2.49m x 1.70m)

White suite of panelled bath with shower mixer taps, vanity wash hand basin with cupboards under, and low level WC Ladder style radiator. Fully tiled walls. Obscure double glazed window to side.

### Outside

The property stands on a generous size plot with the enclosed front garden laid mainly to block paving providing ample parking and space for a caravan or motorhome. A small vegetable plot has been created and there is an area of lawn together with flower and shrub borders. Access to the side of the property and via a gate between the bungalow and the former Double Garage set up as 2 separate Workshops - one measuring 15' 1" x 11' 5" (4.61m x 3.50m) the other 15' 1" x 8' 3" (4.61m x 2.53m) both with double glazed windows to front, power and light. The rear garden consists of a paved patio leading to the main areas of garden laid to stone chippings with flower and shrub borders, apple and pear trees, grape vine. Small fish pond. Enclosed by brick walling and fencing. 2 feature pergolas, enjoying a high degree of privacy and sunlight throughout the day.

### Annexe

Double glazed door to side.

**Lounge/Kitchen** 18' 8" x 0' 10" (5.69m x 0.25m)

**Lounge Area:** Electric wall mounted heater, telephone and broadband facility, obscure window to side, coved ceiling. **Kitchen Area:** Selection of wall and base units with complementing work surface, inset stainless steel single drainer sink unit, window to rear, recess for electric cooker, plumbing and recess for washing machine, space for under counter fridge, coved ceiling, inset ceiling spotlights, tiled flooring. Door into:

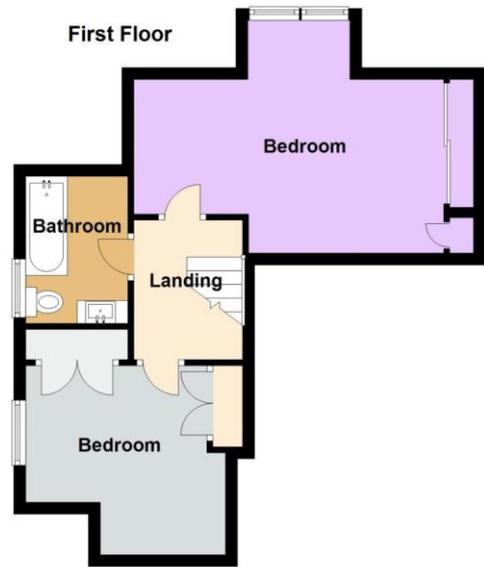
**Bedroom** 11' 8" x 8' 6" (3.55m x 2.59m)

Double glazed window to side, economy digital controlled wall mounted heater, coved ceiling.

### Shower Room

Walk-in single cubicle with electric shower over, close coupled WC, wash hand basin, economy digital controlled wall mounted heated towel rail, coved ceiling, inset ceiling spotlights, tiled flooring, obscure window to rear.





Total area: approx. 144.5 sq. metres (1555.1 sq. feet)

### Annex



Total area: approx. 31.6 sq. metres (340.0 sq. feet)

Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.